

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Dale Weis, Chair; Ari Roberts, Vice-Chair; Janet Sayre Hoeft, Secretary

PUBLIC HEARING BEGINS AT **12:00 P.M.** ON THURSDAY, JUNE 11, 2020 **Via Zoom Videoconference or in Room 205, Jefferson County Courthouse, 311 S. Center Ave., Jefferson, WI**

THE BOARD WILL MEET BEFORE THE PUBLIC HEARING AT 8:15 A.M. IN ROOM 205 AND WILL LEAVE FOR SITE INSPECTIONS AT 8:30 A.M.

PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:

Join Zoom Meeting
<https://zoom.us/j/98364783758>
Meeting ID: 983 6478 3758#
Dial by your location
+1 301 715 8592 US

PETITIONERS OR THEIR REPRESENTATIVES MUST PARTICIPATE BY EITHER USING ONE OF THE ZOOM MEETING OPTIONS DESCRIBED ABOVE, OR BY ATTENDING IN PERSON.

1. **Call to Order for Board Members-Room 205 at 8:15 a.m.**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law**
4. **Approval of the Agenda**
5. **Approval of April 21, 2020 Meeting Minutes**
6. **Communications**
7. **Public Comment**
8. **Site Inspections – Beginning at 8:30 a.m., Leaving from Room 205 and Driving by Caravan to the Following Sites:**
 - V1667-20 – Lakeside Construction/Timothy & Jeri Esser Property-W8129 Elm Point Rd, Town of Lake Mills
 - V1665-20 – N. Charles Eggert-W7816 Island Road, Town of Waterloo
 - V1666-20 – Alta Genetics USA, Inc.-N8355/N8395 High Rd, Town of Watertown
 - V1663-20 – Pastor Family Trust, N5769 Christberg Rd, Town of Farmington
 - V1664-20 – Lon Kramer, W868 Froelich Rd, Town of Sullivan
9. **Public Hearing – Beginning at **12:00 p.m.** in Room 205**
10. **Explanation of Process by Board of Adjustment Chair**

NOTICE OF PUBLIC HEARING ***JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT***

NOTICE IS HEREBY GIVEN that the Jefferson County Zoning Board of Adjustment will conduct a public hearing at 1:00 p.m. on Thursday, June 11, 2020 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Matters to be heard are applications for variance from terms of the Jefferson County Zoning Ordinance. An AREA VARIANCE is a modification to a dimensional, physical, locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of adjustment. A USE VARIANCE is an authorization by the board of adjustment to allow the use of land for a

purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance. No variance may be granted which would have the effect of allowing a use of land or property which would violate state laws or administrative rules. Subject to the above limitations, a petitioner for an AREA VARIANCE bears the burden of proving “unnecessary hardship,” by demonstrating that 1) strict compliance with the zoning ordinance would unreasonably prevent the petitioner from using the property for a permitted purpose, or 2) would render conformity with the zoning ordinance unnecessarily burdensome. A petitioner for a USE VARIANCE bears the burden of proving that 3) strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. Variances may be granted to allow the spirit of the ordinance to be observed, substantial justice to be accomplished and the public interest not violated. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** There may be site inspections prior to public hearing which any interested parties may attend; discussion and possible action may occur after public hearing on the following:

V1663-2020 – Pastor Family Trust: Variance from Sec. 11.09(c) of the Jefferson County Zoning Ordinance to allow an addition to a non-conforming structure in excess of 50% of the structural members of the existing structure and exceeding 50% of existing foundation footprint. The A-1 zoned site is at N5768 Christberg Rd, Town of Farmington, on PIN 008-0715-2043-001 (28.08 Acres).

V1664-2020 – Lon Kramer: Variance from Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to allow a detached garage 15 feet from a side lot line in an A-3, Rural Residential zone. The site is at W868 Froelich Road, Town of Sullivan, on PIN 026-0616-1132-002 (1 Acre).

V1665-2020 – N. Charles Eggert: Variance from Sec. 11.04(f)8 of the Jefferson County Zoning Ordinance to allow two homes in a proposed A-3 zoned lot at W7816 Island Rd. The site is in the Town of Waterloo on PIN 030-0813-1142-000 (32.8 Acres).

V1666-2020 – Alta Genetics USA, Inc: Variance from Sec. 11.04(f)6 of the Jefferson County Zoning Ordinance to allow a manure storage structure at less than the required setback to a property line at N8397 High Road in the Town of Watertown. This is on PIN 032-0815-2014-000 (23.895 Acres) in an A-1, Exclusive Agricultural zone.

V1667-2020 – Lakeside Construction/Timothy & Jeri Esser Property: Variance from Sec. 11.10(k) of the Jefferson County Zoning Ordinance to allow an addition to a non-conforming structure at less than 75 feet from the ordinary high water mark of the Rock Lake boat channel. The site is at W8129 Elm Point Rd in the Town of Lake Mills on PIN 018-0713-1544-023 (0.35 Acre) in a Residential R-1 zone.

11. Discussion and Possible Action on Above Petitions

12. Adjourn

If you have questions regarding these variances, please contact the Zoning Department at 920-674-7113 or 920-674-8638. Variance files referenced on this hearing notice may be viewed at the Jefferson County Courthouse in Room 201 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountyiwi.gov.

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request. Additional information on Zoning can be found at www.jeffersoncountyiwi.gov